

134.0

0005

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

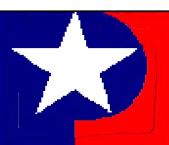
Total Card / Total Parcel

1,000,300 / 1,000,300

APPRAISED: 1,000,300 / 1,000,300

USE VALUE: 1,000,300 / 1,000,300

ASSESSED: 1,000,300 / 1,000,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		VALLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KATIS HARRY N/VICTORIA	
Owner 2: TRS/KATIS RLTY TRUST	
Owner 3:	

Street 1: 720 MASS AVENUE

Street 2:

Twn/City: CAMBRIDGE

St/Prov: MA Cntry Own Occ: N

Postal: 02139 Type:

PREVIOUS OWNER

Owner 1: KATIS HARRY N -

Owner 2: -

Street 1: 720 MASS AVENUE

Twn/City: CAMBRIDGE

St/Prov: MA Cntry

Postal: 02139

NARRATIVE DESCRIPTION

This parcel contains .211 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1966, having primarily Vinyl Exterior and 2193 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9170	Sq. Ft.	Site			0	90.	0.76	10									625,594						625,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9170.000	373,200	1,500	625,600	1,000,300		86454
							GIS Ref
							GIS Ref
							Insp Date
							05/12/18

USER DEFINED

Prior Id # 1: 86454
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
PRINT Date Time
12/30/21 10:45:30
LAST REV Date Time
02/27/20 09:02:56
danam
10467
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Parcel ID 134.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	373,200	1500	9,170.	625,600	1,000,300		Year end	12/23/2021
2021	101	FV	359,800	1500	9,170.	625,600	986,900		Year End Roll	12/10/2020
2020	101	FV	359,800	1500	9,170.	625,600	986,900	986,900	Year End Roll	12/18/2019
2019	101	FV	349,400	1500	9,170.	660,300	1,011,200	1,011,200	Year End Roll	1/3/2019
2018	101	FV	343,800	0	9,170.	486,600	830,400	830,400	Year End Roll	12/20/2017
2017	101	FV	343,800	0	9,170.	465,700	809,500	809,500	Year End Roll	1/3/2017
2016	101	FV	343,800	0	9,170.	431,000	774,800	774,800	Year End	1/4/2016
2015	101	FV	290,600	0	9,170.	361,500	652,100	652,100	Year End Roll	12/11/2014

SALES INFORMATION

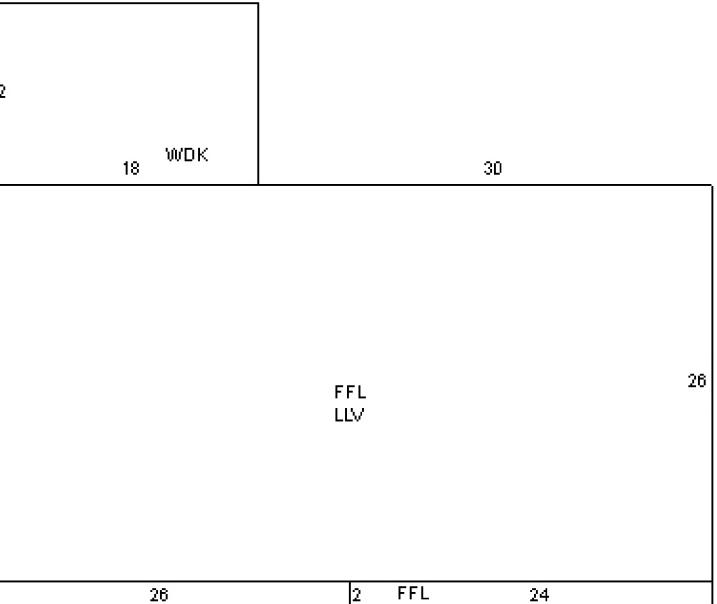
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KATIS HARRY N	36712-480		10/16/2002	Family	99	No	No		
	11702-307		7/1/1969		17,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2019	1653	Addition	34,500	O				
7/20/2011	719	Siding	19,000					REPL SHINGLES W/CL
6/4/2003	420	Redo Bat	6,000					
6/4/2001	351	Redo Kit	6,000	C				REPLACE CABINETS-N

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2018	Inspected	PH	Patrick H
5/8/2018	MEAS&NOTICE	CC	Chris C
3/11/2009	Inspected	372	PATRIOT
2/17/2009	Measured	372	PATRIOT
12/20/1999	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
1/1/1982		KM	
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS						SKETCH											
Type:	21 - Split Level	Full Bath:	1	Rating:	Good	OF=SINK IN BMT. PDAS.																				
Sty Ht:	1 - 1 Story	A Bath:		Rating:																						
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Average																			
Foundation:	1 - Concrete	A 3QBth:		Rating:																						
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Good																					
Prime Wall:	4 - Vinyl	A HBth:		Rating:																						
Sec Wall:		OthrFix:	1	Rating:	Fair																					
Roof Struct:	1 - Gable	OTHER FEATURES																								
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units 1																				
Color:	BEIGE	A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O								
View / Desir:		Frl:	2	Rating:	Average	Other																				
GENERAL INFORMATION						WSFlue:		Rating:		Upper																
Grade:	C+ - Average (+)	CONDOS INFORMATION						Lvl 2																		
Year Blt:	1966	Eff Yr Blt:		Location:		Total Units:																				
Alt LUC:		Alt %:		Floor:		REMODELING						Lower														
Jurisdct:	G6	Fact:	.	% Own:		RES BREAKDOWN						Totals	RMs:	6	BRs:	3	Baths:	1	HB	1						
Const Mod:		Name:								Exterior:	No Unit	RMS	BRS	FL												
Lump Sum Adj:		DEPRECIATION								Interior:	1	6	3	M												
INTERIOR INFORMATION						Functional:																				
Avg Ht/FL:	STD	Economic:																								
Prim Int Wal:	2 - Plaster	Special:																								
Sec Int Wall:		Override:																								
Partition:	T - Typical	Total:	18.6 %																							
Prim Floors:	3 - Hardwood	CALC SUMMARY						Plumbing:																		
Sec Floors:								Electric:																		
Bsmnt Flr:	12 - Concrete							Heating:																		
Subfloor:								General:																		
Bsmnt Gar:	2							Totals	1	6	3															
Electric:	3 - Typical							COMPARABLE SALES																		
Insulation:	2 - Typical							Rate	Parcel ID	Typ	Date	Sale Price														
Int vs Ext:	S																									
Heat Fuel:	2 - Gas																									
Heat Type:	3 - Forced H/W																									
# Heat Sys:	1																									
% Heated:	100	% AC:	100																							
Solar HW:	NO	Central Vac:	NO																							
% Com Wal		% Sprinkled																								
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:												
SPEC FEATURES/YARD ITEMS						PARCEL ID 134.0-0005-0008.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value								
19	Patio	D	Y	1	18X30	A	AV	2010	2.94	T	7.2	101			1,500			1,500								
More: N	Total Yard Items:	1,500		Total Special Features:			Total:	1,500																		
 SKETCH 26 x 30 ft building footprint. FFL (Front Facade Length) = 26 ft LLV (Left Length) = 12 ft WDK (Width of Deck) = 18 ft Total Depth = 30 ft																										
 IMAGE AssessPro Patriot Properties, Inc																										